

HAS THE GOLF ECONOMIC CASE COLLAPSED?



Not Coul Reality Check June 2022

More than 30 job vacancies in hospitality, retail and care sector in Dornoch and Embo

180

New, local jobs

Just how many people are there to want these 180 promised jobs?

Answer: few

There is a massive shortage of low-wage labour wanting work in Sutherland, as in all-Scotland

40,000 hospitality vacancies in Scotland (BBC)

LOCAL SE SUTHERLAND EVIDENCE

Major local retail businesses are

CLOSED OR PART-CLOSED due to lack of staff:

Dornoch Courtroom Bar/Restaurant

Falls of Shin Visitor Attraction

Other shops closed on some days

June: no lunch at Royal Golf Hotel Dornoch

£25K per year jobs being re-advertised

Local social media always full of job offers

Ask C4C if high-end tourism and non-resident ownership are damaging communities in Dornoch and Embo?

Too many second homes

Too many holiday lets

Too few rentals

Sky-high rents

Sky-high plot and house prices

BETTER PROSPECTS FOR LOCAL YOUNG PEOPLE?

Badenoch & Strathspey Ward are getting a Short-Term Let Control Area. Councillors from the Ward ran a community consultation.

Living Rent members want this in their wards too!

HIGHLAND COUNCIL WIDE YES: Badenoch & Strathspey have had their say - here's the candidates that think their wards deserve a community consultation too!

Margaret Hutchinson, SNP	Hector MacLennan, Alba
Chris Spivey, Labour	Colin Murray, Independent
Pauline Tait, Family Party	Michael Peters, Labour
Alexander Gillman, Independent	Sharon Robertson, Family Labour
Matthew Halls, Independent	Ryan Mackintosh, Green
Jim Docherty, Independent	Derek Sutherland, Independent
Chris Ross, SNP	Helen Smith, Independent
Molly Neilson, Lib Dem	Andrew Stewart, Independent
Daniel Platt, Green	Sean Robertson, STUC
Neil Ross, Labour	Kenneth Strathairn, Lib Dem
Sean Edward Kennedy, Independent	Clare MacLellan, Green
Thomas Wilson, Green	David Gregg, Lib Dem
Angus Swanson, Alba	Leena Wright, Labour
Clair Fair, Green	Kevin Edwards, Independent
Scott MacKenzie, Green	Kevin James Hall, Lib Dem
Jack Clark, Lib Dem	

LIVING RENT

What is best for young families and the local economy: low-paid golf and hotel jobs or land plus diversification?

The minimum/living wage for most of the 180 C4C jobs cannot cover even the basics today
 Sky-high rent or mortgage
 Sky-high energy bills
 Feeding a family

While locals struggle, others will come for their £150 pay and play

Most C4C jobs will be more of the local same:
 Inadequate low wages in a dire cost-of-living crisis
 Highly seasonal work, the result of a skewed local economy over-reliant on golf and NC500 tourism

Could Coul Golf therefore **weaken the local economy**?
 Increased inequality, recruitment harder for many other businesses

Lots of young people could still be forced to move elsewhere unless the area finds land for affordable 'locals only' homes and diversifies away from golf and NC500 hospitality

How much of the above will be considered by C4C?
 Ask C4C AND check for it in the application



www.notcoul.org

Not Coul is a group of local people formed in 2016 to oppose golf on superb triple-protected dunes

THIS IS MORE, NOT LESS, THAN 2017

Fact: C4C Scoping Report lists more coming development than the 2017 planning applications (course, reservoir)

Ask C4C why some new bits are missing today

So, is the undeclared long-term plan really to transform wild Coul Nature into a tidy elite Coul Golf Resort?
 Is this part of a Mike Keiser/Cabot Highland vision?

Ask C4C

Ask C4C if this is worse than Trump

What is the risk of SSSI/SPA/RAMSAR denotification?

Golf at Trump International's Menie Links only removed an SSSI

EMBO 27 JULY 2022 QUESTION TIME COMMUNITIES FOR COUL (C4C)

What to ask? - here are some suggestions to put to C4C
See www.notcoul.org for detailed background

Not Coul expects questions submitted at Embo or by email to be answered in writing and all made available on the C4C website. Likewise, a full recording of the later Zoom session should be available online if C4C wishes to submit questions to Not Coul, answers will be posted online.

It is clear there is not sufficient local supply for so many low-paid jobs. Surely it is far too risky to develop golf courses and a hotel at Coul?

How will your big requirement for low-paid labour affect the staff recruitment and viability of other businesses in SE Sutherland?

Will your economic assessment cover labour supply as a project risk?

Why not avoid the SSSI and build a great artificial links course inland, like successes at Kingsbarns and Dumbarrie?

What is the Coul lost-ball search risk of Sheep Tick and Lyme Disease?

How does a golfer play the landing zone area on Hole 11 first fairway? (see photo bottom right)

Will people winter walking on Hole 11 disturb protected birds like Teal? (See photo - wintering waterfowl frequent this hidden water body)

When will C4C name the experts responsible for its website info?

Is there a way to get C4C to correct its website and Facebook information if it can be shown to be inaccurate or just plain wrong?

What are the coastal erosion and summer drought risks at Coul?

How will C4C get rid of 100% deep moss cover on mown fairways?

How will mowing habitat create a Championship fairway if it has 40-50cm tall heather or other woody plants, with suckers?

Can C4C demonstrate how it will actually MOW a very wet dune slack, like the 200 metre landing area on the Hole 11 fairway? - see photo.

Why did the C4C Hole 4 move put a fairway on wetland (dune slack)?

What is site integrity and will C4C damage it (Inquiry conclusion)?

Will C4C mown fairways, greens and tees put Coul permanently in unfavourable condition, with SSSI integrity compromised?

Will SEPA ask for dune slack fairways to be moved (GWDTE)?
GWDTE: Groundwater Dependent Terrestrial Ecosystem, EC Water Framework Directive

How does C4C define 'invasive species' and what are the plant names on its list? Can C4C list the INNS that are in the SSSI at Coul?
INNS: Invasive Non-Native Species

How many gallons of herbicide will C4C use to remove C4C 'invasives' from the SSSI? Skibo used lots of gallons in June.

Will golf trigger the denotification of the Coul SSSI dunes, as well as parts of the SPA and Ramsar sites?

Can C4C PROVE that it is not a front for the 2017 developers and the Coul landowner?

£5K CHALLENGE TO C4C STOP COMPROMISING COUL HABITATS

There are concerns about the use of botanical information on the C4C website and C4C Facebook

Just one example is below, a claim that two species of plant are 'choking Coul Links to death'. This claim is certainly false for the Coul SSSI sector. The C4C aim is to create the wrong impression about Coul habitats. That is potentially misleading the public to try to get support.



..but they're choking Coul Links to death

This misuse of botany allows C4C to create a fiction about Coul:

"Soon there will be nothing much left worth preserving" (C4C Website: Environmental Stewardship page)

This is then used to traduce the quality of Coul dune slack and dune heath habitat (see Challenge below)

The Not Coul View

Slacks at Coul are both insect- and plant-diverse, with recent new discoveries. An offhand comparison with roadside ditches is demeaning.

Lichen interest in Coul dune heath, discovered only in 2018, has made the SSSI the best dune lichen site in the UK and perhaps in Europe. Mature dune heath is excellent, expanding. Gorse and birch are now being removed. To ignore this good news and infer nondescript scrub instead is demeaning too.

C4C Website: 'Environmental Stewardship' Page
"The vegetation of the dune slacks is now mostly indistinct from roadside ditches and the dune heath is turning into nondescript scrub. Soon there will be nothing much left worth preserving."

£5K CHALLENGE TO C4C

Put up its expert botanist for Independent Botanical Scrutiny on the following two claims

1. That Coul dune slack vegetation is mostly indistinct from roadside ditches
2. That Coul dune heath is turning into nondescript scrub

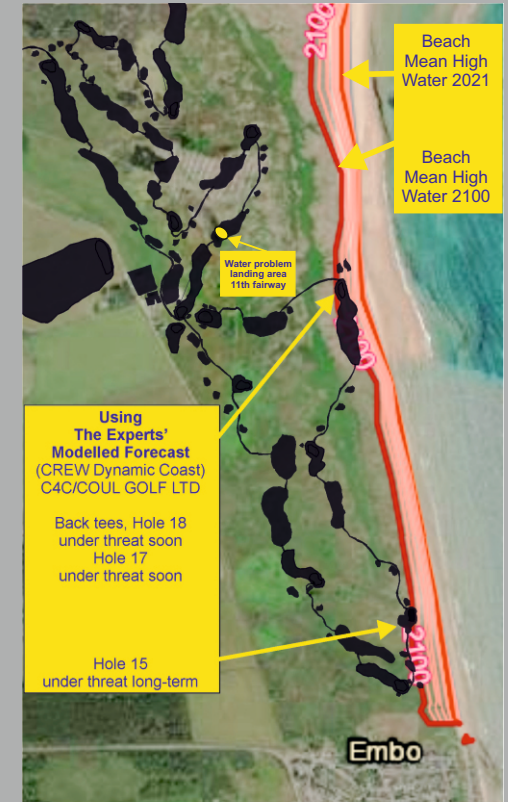
If the C4C expert is right, Not Coul will pay all independent scrutiny costs, apologise by website for doubting that C4C statement and donate £5000 to C4C

If the C4C expert is wrong, C4C will pay all independent scrutiny costs, apologise by website for making two false claims and will retract the website statement, donating £5000 to the Not Coul campaign

Not Coul is willing now to agree the forum for scrutiny, the appointment of a fee-paid independent botanist and rules for sampling and testing the claims

Not Coul sets a six week limit for C4C to accept the challenge (7th September 2022)

IS GOLF HERE FOOLISH? Government modelling suggests future erosion of two holes; major water problem on 11th Hole



Go look for yourself?
NH8127394216
281273 894216
Lat 57.921449 Long -4.0060122
what3words: winemaker.dwarves.fabricate

Is all this water supposed to be on the fairway of a world-class course?
200m landing area, centre of Hole 11 First Fairway

Knee-deep water 28th April 2022, deepest water fell below ground around 13th July. Soft mud and Common Spike-rush swamp with some Shoreweed most of summer. World-class? - with narrow mown fairways of uncertain quality too. Ask C4C